



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

March 15, 2006

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy, Wilson

ABSENT: Commissioner Harsel

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Hopkins announced her intent to defer the joint public hearing on PCA 1998-DR-049-03 and FDPA 1998-DR-049-03, William A. and Suzanne S. Moran, from Thursday, March 16, 2006 to Thursday, March 23, 2006 due to affidavit difficulties.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON SE 2003-SP-035, ROBERT N. DEANGELIS; RONALD A. AND LETA G. DEANGELIS; GEORGE HINNANT, TRUSTEE, BE DEFERRED TO A DATE CERTAIN OF APRIL 20, 2006.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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Commissioner de la Fe announced that the Planning Commission's Transportation Committee would meet on Thursday, March 16, 2006, at 7:30 p.m., in the Board Conference Room, to discuss the proposed Transportation element of the Policy Plan and its accompanying Transportation Plan Map.

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Commissioner Lusk reminded the Commission that the Capital Improvement Program public hearing would be held on Thursday, March 16, 2006.

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Commissioner Lusk noted that the Planning Commission's Redevelopment and Housing Committee had met with Redevelopment and Housing Authority earlier this evening to discuss the recommendations from the Housing Preservation Task Force and the formation of the High-rise Affordable Housing panel.

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Commissioner Hart announced that a public information session regarding the pending Zoning Ordinance Amendment concerning permitted reductions in minimum yard requirements would be held on Monday, March 20, 2006, at 7:00 p.m., in Conference Rooms 4 and 5 of the Fairfax County Government Center.

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On behalf of the Planning Commission and staff, Chairman Murphy congratulated Kathy Ichter on her promotion by the Board of Supervisors to Director of the Fairfax County Department of Transportation and wished her success. He also congratulated Eileen McLane on her promotion to Zoning Administrator following the retirement of William Shoup on June 9, 2006 and said the Commission looked forward to working with them both.

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Chairman Murphy noted that at the Capital Improvement Program Workshop held on Thursday, March 9, 2006, Major Larry Moser, with the Police Department, had invited Planning Commissioners to tour the department facilities. He asked Commissioners who were interested to notify Executive Director Barbara Lipa to arrange a tour date.

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SE 2005-MA-022 - YUMA COURT LLC C/O LAWRENCE E. IRELAND (Decision Only)
(Public Hearing held on February 22, 2006)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DENY SE 2005-MA-022, RESOURCE PROTECTION AREA ENCROACHMENT EXCEPTION NUMBER 1166-WRPA-001-1, AND WATER QUALITY IMPACT ASSESSMENT NUMBER 1166-WQ-00201.

Commissioners Byers and Hart seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Harsel absent from the meeting.

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RZ 2003-PR-022 - PULTE HOME CORPORATION (Metro West/Fairlee)
FDP 2003-PR-022 - PULTE HOME CORPORATION "
SEA 82-P-032-05 - PULTE HOME CORPORATION " (Decisions Only)
(Public Hearing held on February 8, 2006)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-PR-022 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS DATED MARCH 8, 2006, AS AMENDED ON MARCH 15, 2006.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-022, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-PR-022 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS BE WAIVED.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 8-1-2 with Commissioner Wilson opposed; Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE LOADING SPACE REQUIREMENT FOR MULTI-FAMILY DWELLINGS AND OFFICE BE MODIFIED TO THAT SHOWN ON THE CDP/FDP.

Commissioners Lusk and Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THAT PORTION OF THE SOUTHERN PROPERTY LINE WHERE THE PROPOSED COMMUNITY BUILDING ABUTS MULTI-FAMILY AND SINGLE-FAMILY ATTACHED DWELLINGS BE MODIFIED TO THE LANDSCAPING AND BARRIER SHOWN ON THE CDP/FDP.

Commissioners Lusk and Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT A VARIANCE OF THE FRONT YARD FENCE HEIGHT LIMITATION OF FOUR FEET BE APPROVED TO PERMIT A SEVEN-FOOT TALL BARRIER FENCE WITH EIGHT-FOOT TALL PIERS, LOCATED GENERALLY ALONG THE COMMON PROPERTY LINE SHARED BY THE SUBJECT SITE AND THE ABUTTING CIRCLE WOODS COMMUNITIES IN THE LOCATIONS AS SHOWN ON THE CDP/FDP.

Commissioners Lusk and Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE 200-SQUARE FOOT PRIVACY YARD REQUIREMENT FOR THE REAR-LOADED SINGLE-FAMILY ATTACHED DWELLINGS BE WAIVED.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE MINIMUM PLANTING AREA FOR THOSE LOCATIONS SHOWN ON THE CDP/FDP BE MODIFIED TO THAT SHOWN ON THE CDP/FDP AND AS DESCRIBED IN THE PROFFERS.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE SERVICE DRIVE REQUIREMENT ALONG THE SITE'S LEE HIGHWAY FRONTAGE BE WAIVED.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PFM WAIVER TO LOCATE UNDERGROUND DETENTION FACILITIES IN A RESIDENTIAL AREA FOR THE PULTE/METRO WEST DEVELOPMENT PLAN, SUBJECT TO WAIVER NUMBER 8625-WPFM-001-1 CONDITIONS DATED DECEMBER 5, 2005, AS CONTAINED IN APPENDIX 9 AS ATTACHMENT A.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT MODIFY ADDITIONAL STANDARD ONE OF SECTION 9-306 OF THE ZONING ORDINANCE TO PERMIT A REDUCTION IN THE MINIMUM AGE REQUIREMENT IN THE ELDERLY HOUSING UNITS FROM 62 TO 55 YEARS OF AGE.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 82-P-032-5, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 18, 2006.

Commissioners Lusk and Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL BOUNDARIES BE MODIFIED TO PERMIT THE EXISTING LANDSCAPING ALONG ALL BOUNDARIES.

Commissioners Lusk and Alcorn seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENT ALONG ALL BOUNDARIES BE WAIVED.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT FOR THE EXISTING PARKING STRUCTURE BE WAIVED.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 9-0-2 with Commissioners Byers and Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION REAFFIRM ITS RECOMMENDATION TO THE BOARD OF SUPERVISORS THAT THE COUNTY EXPLORE AND IMPLEMENT ANY CHANGES OR ADDITIONS TO POLICY, WHICH WILL SUPPORT ASSURANCE THAT METRO WILL HAVE THE RESOURCES NEEDED TO OPERATE, MAINTAIN, AND AS NECESSARY, EXPAND THOSE FACILITIES SERVING FAIRFAX COUNTY, WITH THE OBJECTIVE OF CONTINUED FUTURE UNDERPINNING OF COUNTY TRANSIT STATION AREA LAND USE POLICIES.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION REAFFIRM ITS RECOMMENDATION TO THE BOARD OF SUPERVISORS THAT THE COUNTY DEVOTE PARTICULAR EMPHASIS TO A REVIEW WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION OF PLANS AND PRIORITIES FOR ROAD NETWORK IMPROVEMENTS ON ALL ROADS IMPACTED BY THE IMPLEMENTATION OF TRANSIT STATION AREA LAND USE POLICIES.

Commissioners Alcorn and Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE COUNTY EXPLORE AND IMPLEMENT ANY CHANGES OR ADDITIONS TO POLICY, WHICH WILL SUPPORT CONTINUED FUTURE ACCESS TO COUNTY METRO STATIONS BY COMMUTERS WHO DO NOT LIVE WITHIN WALKING DISTANCE BUT WANT TO USE METRO. SUCH MEASURES MIGHT INCLUDE NOT ONLY PROVISIONS FOR THE PHYSICAL MEANS OF ACCESS BUT ALSO FOR THE PUBLIC EDUCATION AND INCENTIVE PROGRAMS REQUIRED TO HELP ENSURE THEIR BROADEST USE.

Commissioners Lusk and Alcorn seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Harsel absent from the meeting.

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S05-IV-LP4 - OUT-OF-TURN PLAN AMENDMENT (Lorton Healthplex)

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE STAFF RECOMMENDATION FOR OUT-OF-TURN PLAN AMENDMENT, S05-IV-LP4, AS REVISED IN THE HANDOUT DATED MARCH 15, 2006.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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SEA 2004-MA-022 - AMERADA HESS CORPORATION

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2004-MA-022, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 15, 2006.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Byers, and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENTS ALONG THE LITTLE RIVER TURNPIKE (ROUTE 236) FRONTAGE OF THE SITE.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Byers, and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A REAFFIRMATION OF THE WAIVER OF THE COMPREHENSIVE PLAN TRAIL REQUIREMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Byers, and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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RZ 2005-MA-030 - CONCORDIA MASON LLC
FDP 2005-MA-030 - CONCORDIA MASON LLC

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-MA-030, SUBJECT TO THE EXECUTION OF PROFFERS DATED MARCH 1, 2006, AND THAT THE PLANNING COMMISSION APPROVE FDP 2005-MA-030, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-MA-030.

Commissioners Koch and Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG LACY BOULEVARD IN FAVOR OF A 5-FOOT WIDE CONCRETE SIDEWALK.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO MODIFY THE CATEGORY 1 PUBLIC STREET DESIGN, AS SET FORTH IN THE PFM, IN FAVOR OF THAT SHOWN ON THE CONCEPTUAL/FINAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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2232-D05-20 - VERIZON WIRELESS

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-D05-20, TO A DATE CERTAIN OF APRIL 19, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Alcorn seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioner Harsel absent from the meeting.

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The meeting was adjourned at 11:28 p.m.
Peter F. Murphy, Jr., Chairman